



PLANNING AND ZONING COMMISSION COMMUNICATION

January 7, 2014

SUBJECT: Hold Public Hearing for Planned Development Case No. 13-06-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 13-06-PD

ACTION REQUESTED:

Receive public input regarding a request to change the zoning of 4.991 acres of the J.E. Whitener Estates Addition, Block 1, Tracts 1A and C, by changing the zoning from Neighborhood Business (C-1) zoning district and Planned Development (PD) zoning district into Planned Development (PD) zoning district to allow single family residential, and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. Mike Nawar, representing Silver Bay Group

Location/Zoning: 4.991 acres located at the northeast corner of the intersection of S. Main Street and S. Pipeline Road. The property is currently zoned Neighborhood Business (C-1) and Planned Development (PD).

Project Description: Silver Bay Group proposes to develop a twenty-five (25) lot single-family detached subdivision. The proposed planned development zoning district will establish enhanced, unique design standards for the project. The current zoning of this

property was established as neighborhood business and a planned development which had anticipated commercial development within this intersection. In 1997, the majority of S. Main Street had been rezoned as single-family from the previous commercial zoning to protect the existing neighborhoods. This would enable individual development proposals to be considered by the City Council for rezoning which would be consistent with the historic character of the existing neighborhood area. Plans had been anticipated for the widening of S. Main Street that would have encouraged commercial development of the district. However, in recent years, the use of S. Main Street as an inter-city arterial is not a priority, while protecting the integrity of the surrounding neighborhoods remains a priority. Silver Bay Group proposes to develop a single-family development utilizing similar design standards as the Trinity Court Addition located north on S. Main Street.

Summary of Requested Modifications

Standards	Requested PD
Maximum Density	5 Units Per Acre
Minimum Lot Size	6,000 SF
Minimum Lot Width	50 FT
Minimum Living Floor Area	1,800 SF average 2,300 SF
Minimum Front Yard Setback	20 FT – 21 Lots 25 FT - 4Lots 22 FT – Garage Setback
Minimum Rear Yard Setback	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT

Design Standards

Lots –The minimum lot size will be 6,000 SF. Sidewalks will be installed on this subdivision. Minimum building size will be 1,800 SF with an average size at 2,300 SF.

Architectural Standards – A list of architectural features are established as requirements within the Planned Development ordinance. These include: brick soldier coursing around windows where brick is used; minimum roof pitch of 6:12; wood or simulated wood panel garage doors; recessed windows; homes with stoop and portico front entry ways.

Building Elevations – Typical building elevations are included as attachments to the Planned Development ordinance which show arrangement fenestration of the building in relation to the building mass.

Exterior Enhancements – A masonry wall will be constructed along the S. Pipeline Road and

S. Main Street frontages. New wooden fencing will be constructed along the rear property line adjacent multi-family use to the north and the church to the east. The building which previously was a skating rink will be demolished..

Staff recommends approval of the Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Draft Ordinance No. 2020
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner